

Applicant	Michael Champion	
Request	Plat Approval	
Location	1991 SW 30 Terrace	
Legal Description	Rohan Acres, P. B. 22, P. 43, Block 4, Lot 8	
Property Size	0.166 acres	
Zoning	RS-5 (Broward County)	
Existing Land Use	Vacant	
Future Land Use Designation	Residential Low 5 (Broward County)	
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Objective 5	
Other Required Approvals	City Commission	
Applicable ULDR Sections	Broward County Code Sec. 30-155, Subdivision Regulations, Sec. 39-281, Plot Size	
Notification Requirements	Sign notice 15 days prior to meeting.	
Action Required	Recommend approval or denial to City Commission	
Project Planner Authorized By Approved By	Name and Title	Initials
	Angela Csinsi, Planner II	
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Services Manager	

Request:

The applicant proposes to replat a portion of their property in order to build an additional single-family residence.

Property/Project Description:

The property continues to have a zoning and land use designation from Broward County. It was part of the Riverland annexation area, which was annexed in September 2002. The zoning district is RS-5, which is limited to single-family with a maximum density of 5 units per acre. The land use is Low Residential. It is City policy to follow the regulations of Broward County until such time as the property is rezoned to a City zoning designation. City processes for review are followed.

The plat was reviewed by the Development Review Committee (DRC) and all comments have been addressed.

The lot was originally platted with dimensions of 313' x 133'. Only one residence may be located on a single lot of land. Replatting is required to create another lot. The applicant proposes to create a 6,909 s.f. lot with dimensions of 66' x 109'. Broward County code for RS-5 lots requires a minimum lot size of 6,000 s.f. (B.C. Code Sec. 39-281 (**Exhibit 1**)). The minimum lot width requirement is 60 feet.

The lot will have access to SW 31 Avenue while the existing house will continue to have access on SW 30 Terrace. A five-foot right-of-way dedication along SW 31 Avenue is required and provided.

All residential plats are required to contribute a minimum of three (3) acres per anticipated 1,000 residents or equivalent cash value or combination thereof. The applicant will contribute \$1,260 prior to final sign off of the plat.

Comprehensive Plan Consistency:

This application is consistent with Objective 5 of the Future Land Use Element, which requires the City to be consistent with Broward County regulations for platting.

Staff Determination:

The proposed plat complies with Broward County Code Section 30-155, Subdivision Regulation (**Exhibit 2**).

Planning & Zoning Board Options:

The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of this section and other applicable land development regulations and shall forward its recommendation to the City Commission.